



37 Above Town



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Above Town, Dartmouth, Devon, TQ6 9RG

Totnes 13 miles Plymouth 30 miles Exeter 41 miles

A charming two bedroom character cottage with delightful direct views of the river and plenty of outside space.

- No onward chain
- Sought-after location
- Garden & terrace
- Freehold
- Stunning river views
- Semi detached
- Character features
- EPC E / Council Tax C

Guide Price £445,000

SITUATION

Dartmouth is situated at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and surrounding rolling countryside. This pretty and popular waterside town offers an abundance of boutiques, galleries, pubs and restaurants and benefits from a medical centre, cinema, library, two swimming pools, a leisure centre, three supermarkets and is home to the Britannia Royal Naval College. Throughout the year, the town hosts a number of fabulous events and festivals, including the Dartmouth Music Festival, The Port of Dartmouth Royal Regatta and Dartmouth Food Festival. The town's deep-water port attracts sailing vessels from all over the world and is only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

DESCRIPTION

This character semi-detached property is in one of Dartmouth's most prized locations. Believed to date to the early 1800s the cottage is on three floors, each with views over the River Dart. There are some fantastic ornate character features and the property is well-presented. However there is some room for further improvement, which is reflected in the guide price.



ACCOMMODATION

The property has gas central heating by radiators and sash windows. To the ground floor is an open-plan double aspect kitchen dining room with a bay window to the rear giving direct river views. The kitchen area is fitted with stone worktops, a white sink with wooden drainer and a range of units with space for a washing machine and fridge freezer. There is a fitted electric oven and hob and recessed storage cupboards. A character turning staircase leads upstairs while another leads downstairs and both feature wonderful original stained glass leaded-light windows which still look remarkable after a century or more. The double aspect living room has a fireplace, oak floor, a window to the side plus a picture window and glass panelled door to the garden, overlooking the river. Upstairs there is a landing with sash bay window and glorious river views. The second bedroom has a sash window to the rear and a fitted cupboard. The bathroom has a white suite comprising a bath, WC, basin and has a frosted sash window to the rear.

OUTSIDE

The property benefits from a gate to the side steps providing rear access to the paved terrace. From the lounge a rear door also opens to the terrace which is paved and is approximately 12 feet with a stone wall surround. Beyond is a high raised decking area offering outstanding views of the river, Dartmouth Castle and out to sea. Further steps lead down below the decking to a useful area suitable for a garden shed or further development (subject to necessary permissions).

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating (new boiler installed in recent years).

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWING

Strictly by prior appointment with Stags Dartmouth office Tel: 01803 835336

DIRECTIONS

From Stags Dartmouth office in Duke Street turn left then take the first turning left into Anzac Street. Passing St Saviours Church and The Seven Stars on your left, follow the road before turning immediately right into Smith Street. Continue up the hill as it bends to the left onto Crowther's Hill and at the top turn left onto Above Town. After a short distance the property will be found on the left hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Ground Floor
Approx. 19.3 sq. metres (207.5 sq. feet)

Sitting Room
5.20m x 3.40m
(17'11" x 11'2")

First Floor
Approx. 24.0 sq. metres (258.0 sq. feet)

Kitchen/Dining Room
6.70m x 3.33m
(22' x 10'11")

Second Floor
Approx. 24.0 sq. metres (258.0 sq. feet)

Bedroom 1
3.65m (12') max x 2.70m (8'10")

Bedroom 2
3.00m x 2.60m
(9'10" x 8'6")

Bathroom

Total area: approx. 67.2 sq. metres (723.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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